

# Manhattan Community Board 4

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
CITY WINERY NY - PIER 57, LLC		CITY WINERY	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
25 11TH AVE, 5TH FLOOR		14TH ST & 15TH ST	10011
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> MICHAEL DORF	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> RAVI IVAN SHARMA, PC
	<b>PHONE:</b> 917-613-8333		<b>PHONE:</b> 212-537-5957
	<b>EMAIL:</b> MICHAEL@CITYWINERY.COM		<b>EMAIL:</b> RAVI@SHARMALAW.COM
<b>MANAGER</b>	<b>NAME:</b> MICHAEL DORF	<b>LANDLORD</b>	<b>NAME:</b> RXR REALTY
	<b>PHONE:</b> 917-613-8333		<b>PHONE:</b> 212-797-1330
	<b>EMAIL:</b> MICHAEL@CITYWINERY.COM		<b>EMAIL:</b>
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	CITY WINERY - 25 11TH AVE CITY VINEYARD - 233 WEST ST	
	What were the dates applicant was involved with this former premise?	CITY WINERY (2008-PRESENT) CITY VINEYARD (2016-PRESENT)	
<input type="checkbox"/> <b>Corp</b> <b>Change/Class</b> <b>Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="checkbox"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment  <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	<input checked="" type="checkbox"/> NO	NOVEMBER 2023
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	YES	<input checked="" type="checkbox"/> NO	There are currently 2 licenses within 500 feet one of which is the existing City Winery at the foot of the pier.
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

**OPERATIONAL DETAILS (\*Closing time will be when establishment is vacated of all patrons)**

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	<b>Operation</b>	11A-4AM	11A-4AM	11A-4AM	11A-4AM	11A-4AM	11A-4AM	11A-4AM
	<b>Kitchen</b>	11A-4AM	11A-4AM	11A-4AM	11A-4AM	11A-4AM	11A-4AM	11A-4AM
	<b>Music</b>	same as above	same as above	same as above	same as above	same as above	same as above	same as above

If you plan to have music, what type(s)?  
(Circle all that apply)

<input checked="" type="checkbox"/> <b>BACKGROUND</b>	<input type="checkbox"/> <b>LIVE MUSIC</b>	<input type="checkbox"/> <b>DJ</b>	<input type="checkbox"/> <b>JUKE BOX</b>	<input type="checkbox"/> <b>KARAOKE</b>
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**OCCUPANCY**

	Capacity (Certificate of Occupancy)	Maximum # of Persons Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Type text here Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
<b>INSIDE</b>	300	300	30	106	0	2	12
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	N/A	N/A	N	/	A	N	/
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor?	1 floor - part of the Market 57 complex	
How frequently will the owner(s) be at the establishment?	A few days a week minimum	
Will there be dancing?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	AT PRIVATE EVENTS ONLY SUCH AS WEDDINGS, BAR MITZVAHS, AND CORPORATE GALAS
Will applicant have bottle or table service for beverage alcohol?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	full service restaurant
Will applicant be hosting private; promotional or corporate events?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Will outside promoters be used on a regular basis? If yes please describe.	YES <input checked="" type="checkbox"/> NO	
Will applicant have a security plan? If, yes please attach.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Licensed security guards on premises
Will security plan be implemented?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Will State certified security personnel be used?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Will applicant be using delivery bicycles? If yes, how many?	YES <input checked="" type="checkbox"/> NO	
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	YES <input checked="" type="checkbox"/> NO	N/A
Where will delivery bicycles be stored during the day when not in use?	N/A	

**MULTIPLE SPACES/FLOORS CAPACITY BREAKDOWN**

Space/Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music
space 1	Restaurant	294	11am-4am	30	106	1	1 bar 12 seats	recorded only
space 2	Concession Stand	6	11am-4am	0	0	0	1 bar 0 seats	recorded only

## LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Are your plans filed with DOB?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	architect currently working on filing

## Community Notification/Relations

<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	SEE ATTACHED
	# 2	SEE ATTACHED
	# 3	SEE ATTACHED
	# 4	SEE ATTACHED
	# 5	SEE ATTACHED
Please provide dates when applicant met with the groups listed above.		
Who was your contact person at each group you met with?		SEE ATTACHED
When did applicant post the notice that was provided?		November 6, 2023
Where did applicant post the notice that was provided?		STREET FACING WINDOW OF BUILDING
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES <input type="radio"/> NO    917-613-8333
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES <input type="radio"/> NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.			
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	NY SLA MAPPING PROJECT SHOWS NO HISTORY OF ANY LICENSES HELD AT THE SPACE.
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<b>FRENCH DOORS</b>		<b>GARAGE DOORS</b> <b>WINDOWS THAT CAN BE OPENED</b>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	NO	Concrete Canopy as part of existing building structure
Where will the air conditioner be located? What type is it?	EXISTING BASE BUILDING CONDENSER CHILLING SYSTEM LOCATED ON ROOFTOP		
When was the air conditioner installed?	DURING 2020 RENOVATION		

## OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo or open dining in the parking lane? If yes, which one(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If open dining, will you comply with all NYC DOT guidelines?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If open dining, will the installation be year-round?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

## DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will all furniture be stored inside between December 21 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant use umbrellas?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closest obstruction including construction barricades?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A

**ADDITIONAL STIPULATIONS: (Office Use Only)**

***To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.***



**ADDITIONAL STIPULATIONS: (Office Use Only), *Continued***

***To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.***


Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its  
 December 6, 2023 full board meeting, with 39 members voting in favor  
 of the recommendation, 0 members opposed, 0 members  
 abstaining and 0 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the method of  
 operation

Denial  Approval

**CB4 REPRESENTATIVES**

  
 Nelly Gonzalez  
 CB4 Assistant District Manager

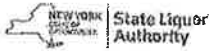
  
 Frank Holozubiec  
 CB4 BLP Committee Co-Chair

  
 Burt Lazarin  
 CB4 BLP Committee Co-Chair

**APPLICANT AGREEMENT WITH THE COMMUNITY**

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

<p><b>SIGN HERE</b> →</p>	<p>MICHAEL DORF</p> <p>PRINT NAME OF APPLICANT</p>	<p>SIGNATURE OF APPLICANT</p>	<p>DATE</p>
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OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

## Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent:  1a. Delivered by:

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

New Application  Removal  Class Change

For premises in the City of New York:

New Application  New Application and Temporary Retail Permit  Renewal  Alteration  Removal  
 Class Change  Method of Operation  Corporate Change

Manhattan Community Board 4

RECEIVED

Date: 11/2/23

Time: \_\_\_\_\_

By: N. Gonzalez

For **New** and **Temporary Retail Permit** applicants, answer each question below using all information known to date  
 For **Renewal** applicants, answer all questions  
 For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)  
 For **Corporate Change** applicants, attach a list of the current and proposed corporate principals  
 For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation  
 For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type  
 For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

**Please include all documents as noted above. Failure to do so may result in disapproval of the application.**

**This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:**

3. Name of Municipality or Community Board:

**Applicant/Licensee Information:**

4. Licensee Serial Number (if applicable):  Expiration Date (if applicable):

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

8. City, Town or Village:  , NY Zip Code:

9. Business Telephone Number of applicant/ Licensee:

10. Business E-mail of Applicant/Licensee:

11. Type(s) of alcohol sold or to be sold:  Beer & cider  Wine, Beer & Cider  Liquor, Wine, Beer & Cider

12. Extent of Food Service:  Full Food menu; full kitchen run by a chef/cook  Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment:

Seasonal Establishment  Juke Box  Disc Jockey  Recorded Music  Karaoke

14. Method of Operation: (check all that apply)  Live Music (give details i.e., rock bands, acoustic, jazz, etc.):

Patron Dancing  Employee Dancing  Exotic Dancing  Topless Entertainment

Video/Arcade Games  Third Party Promoters  Security Personnel

Other (specify):

15. Licensed Outdoor Area:  None  Patio or Deck  Rooftop  Garden/Grounds  Freestanding Covered Structure  
 (check all that apply)  Sidewalk Cafe  Other (specify): \_\_\_\_\_

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on:

17. List the room number(s) the establishment is located in within the building, if appropriate:

18. Is the premises located within 500 feet of three or more on-premises liquor establishments?  Yes  No

19. Will the license holder or a manager be physically present within the establishment during all hours of operation?  Yes  No

20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:

<input type="text" value="N/A"/>	<input type="text"/>
Name	Serial Number

21. Does the applicant or licensee own the building in which the establishment is located?  Yes (if YES, SKIP 23-26)  No

**Owner of the Building in Which the Licensed Establishment is Located**

22. Building Owner's Full Name:

23. Building Owner's Street Address:

24. City, Town or Village:  State:  Zip Code:

25. Business Telephone Number of Building Owner:

**Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice**

26. Representative/Attorney's Full Name:

27. Representative/Attorney's Street Address:

28. City, Town or Village:  State:  Zip Code:

29. Business Telephone Number of Representative/Attorney:

30. Business E-mail Address of Representative/Attorney:

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name:  Title:

Principal Signature: 



**From:** Ravi Sharma ravi@sharmalaw.com  
**Subject:** Public Notice - City Winery NY Pier 57 applications to CB4 for additional on premises licenses on Pier 57.  
**Date:** November 8, 2023 at 1:31 PM

**To:**

**Bcc:** dwbeard421@me.com, omar.fattal@gmail.com, wade2084@gmail.com, Dylan Rocke dylan@citywinery.com, bkd8@cornell.edu, david@dlessner.com, andrew@gvshp.org, john.mudd@usa.net, jeremy.carmel@gmail.com, pamela@angel.net, 200west22streetba@gmail.com, glowe@wohlfarth.com, donna@donnalangman.com, albertrtaylor@mac.com, dianne2ns@gmail.com, pjcooke@me.com, education@pennsouth.coop, bkeany@pennsouth.coop, laurencefrommer@yahoo.com, bkd8@cornell.edu, thuyqpham1@gmail.com, cott@habitatmag.com, kimon@w15ba.com, michael\_glassman@hotmail.com, ccba.prez@gmail.com, mattbrob@aol.com, hoffmandonj@hotmail.com, ccba1001920@gmail.com, neil@neiselkirk.com, dwatersh@gmail.com, ccba.prez@gmail.com, antonellacipollone2000@yahoo.it, pgroncki@gmail.com, robert.simon2267@gmail.com, fdenthunter@gmail.com, wborock@hotmail.com, steve@w15ba.com, ccba.veep@gmail.com, thuyqpham1@gmail.com, info@w15ba.com, tenants@lta.info, andyhummm@aol.com, palmermarshall@yahoo.com, bvh.drf@gmail.com, davidsloss@gmail.com, judyklein999@gmail.com, mwalszny@gmail.com, amyklein724@gmail.com, kjacobnyc@gmail.com, w400ba@gmail.com, w400ba@gmail.com, sandraljacobus@gmail.com, beacon195@aol.com, eleanor@quiltedcorner.com, sandraljacobus@gmail.com, mig91360@yahoo.com, germanygerald@aol.com, susanb1011@aol.com, phyllis.waisman@gmail.com, 300wba@gmail.com, savvyflix@gmail.com, west25thstreetproject@gmail.com, m@melissa-stern.com, Tina@nakedeyeproductions.com Tina@NakedEyeProductions.com

Dear Residents and Community Groups,

This office represents City Winery NY - Pier 57, LLC which is applying for two new on premises liquor license (liquor, wine, beer, and cider) for a restaurant establishments with recorded music (no live music) for a new premises at the far end of Pier 57.

Many of you are probably aware of City Winery's flagship location at the foot of Pier 57. My client has been offered the opportunity to operate these additional spaces throughout the rest of the Pier 57 complex, and is very excited about this new opportunity to provide additional cultural enhancements to the neighborhood. These spaces are indoors at the very end of the pier at the foot of the pier.

We will be presenting both applications, one for the 5th Floor, and one for the North Footloose, at the Community Board hearing on Tuesday, November 14, at 6:30pm, should you like to learn more about this application. Link to register is below, and attached is a pdf of our public posting as well as information regarding how to attend the meeting.

<https://tinyurl.com/mcb4-blp-committee>

Thank you.

Ravi Ivan Sharma

**SHARMALAW - Ravi Ivan Sharma, P.C.**

26 Broadway, 26th Floor  
New York, New York 10004

☎ 213 537 5953 (voicemail)

☎ 212 537 5957 (main)

☎ 213 537 5957 (cell)

☎ 212 537 5956 (fax)

☎ 347 797 1938 (conference call-in)

[www.sharmalaw.com](http://www.sharmalaw.com)

@sharmalaw



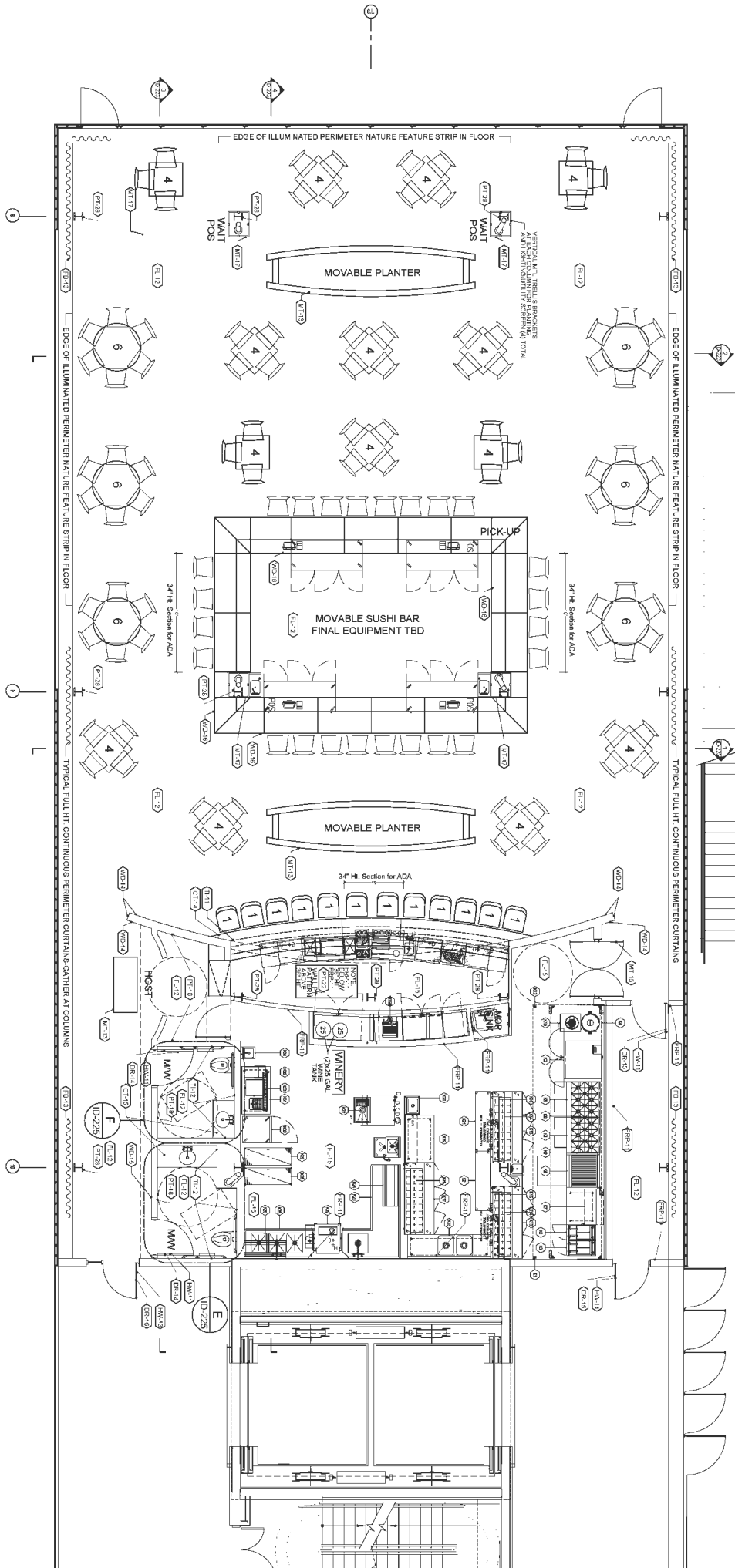
JEFFREY LEFRANCIOS  
Chair

CITY OF NEW YORK

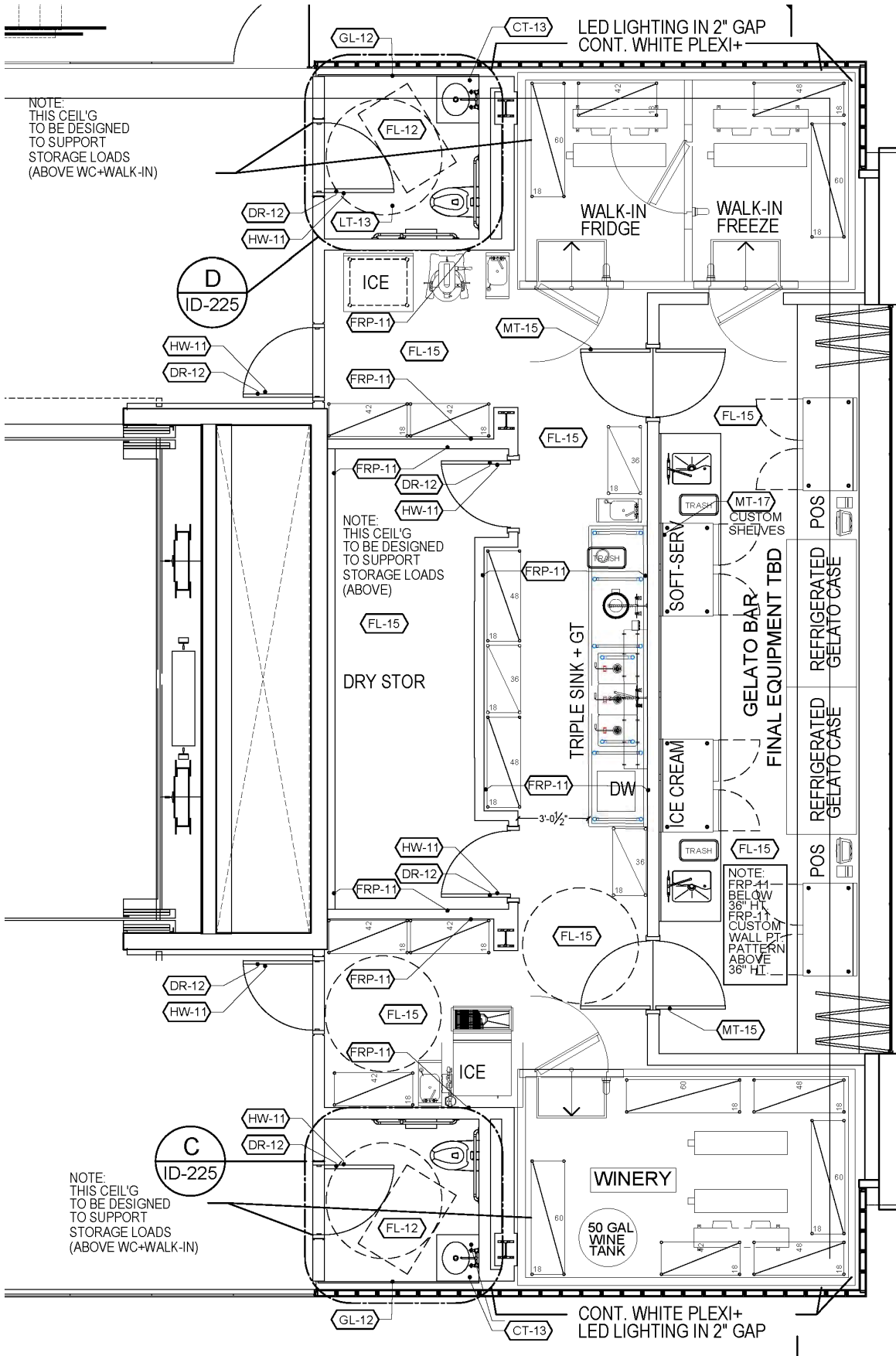
**MANHATTAN COMMUNITY BOARD No. 4**

424 W 33<sup>rd</sup> Street, Suite 580 New York, NY 10001  
tel: 212-736-4536

<https://cbmanhattan.cityofnewyork.us/cb4/>



FLOOR PLAN OF RESTAURANT  
1/8"=1'-0"



NOTE:  
THIS CEIL'G  
TO BE DESIGNED  
TO SUPPORT  
STORAGE LOADS  
(ABOVE WC+WALK-IN)

NOTE:  
THIS CEIL'G  
TO BE DESIGNED  
TO SUPPORT  
STORAGE LOADS  
(ABOVE)

NOTE:  
FRP-11  
BELOW  
36" HT.  
FRP-11  
CUSTOM  
WALL PT.  
PATTERN  
ABOVE  
36" HT.

NOTE:  
THIS CEIL'G  
TO BE DESIGNED  
TO SUPPORT  
STORAGE LOADS  
(ABOVE WC+WALK-IN)

LED LIGHTING IN 2" GAP  
CONT. WHITE PLEXI+

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LED LIGHTING IN 2" GAP

FLOOR PLAN at CONCESSION STAND



WINE INSPIRED. LOCALLY SOURCED. GLOBALLY INFLUENCED.

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**\$60 PRIX-FIXE DINNER**

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**FIRST COURSE**

- choice of -

**Arugula Salad** *v/gf*  
compressed strawberry / toasted hazelnut  
shaved fennel / goat cheese / sweet onion vinaigrette  
**Suggested Pairing: Sauvignon Blanc**

**Kung Pao Cauliflower** *v*  
kung pao sauce / Fresno chili  
scallion / crushed peanut  
**Suggested Pairing: Red Blend**

**Bangin' Hummus** *v*  
crispy garbanzos / pistachio dukkah  
grilled pita  
**Suggested Pairing: City Bubbles or Chardonnay**

**Tuna Crudo** *gf (+5)*  
salsa verde / lemon / capers / dill  
extra virgin olive oil  
**Suggested Pairing: Chardonnay or Rosé**

**Burrata** *(+4)*  
chipotle fig jam / yuzu aioli / mission figs shaved  
prosciutto / marcona almond / grilled baguette  
**Suggested Pairing: Chardonnay**

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**SECOND COURSE**

- choice of -

**Chicken Corsica** *gf*  
braised chicken thigh / green harissa  
smoked apricot jam / aleppo / tzatziki  
**Suggested Pairing: Chardonnay or Syrah**

**Branzino** *gf*  
parsnip purée / arugula  
fennel / citrus  
**Suggested Pairing: Sauvignon Blanc or Chardonnay**

**Grilled Shrimp** *gf*  
garlic confit / preserved lemon  
jumbo shrimp  
**Suggested Pairing: Chardonnay**

**Duck Tacos** *gf*  
duck confit / molasses / pomegranate seeds  
gremolata / goat cheese / micro cilantro  
**Suggested Pairing: Pinot Noir or Syrah**

**American Wagyu  
Hanger Steak** *gf (+5)*  
chimichurri / duck fat fingerling potatoes  
**Suggested Pairing: Cabernet Sauvignon**

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**DESSERT**

- choice of -

**Jack's Skillet Cookie** *v*  
housemade cookie milk ice cream / port ganache

**Junior's Cheesecake** *v*  
Grand Marnier-soaked luxardo cherries  
whipped cream

**Suggested Pairing: Encore Port or our City Winery Roasted Coffee Selection**

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**v: vegetarian vg: vegan gf: gluten free**

\*Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness. These items may be cooked to order. Menu items may contain or come into contact with wheat, eggs, nuts, and milk. Please alert your server about any serious allergies.

*Indulge Your Senses®*

**CITY WINERY**

**MUSIC ★ RESTAURANT ★ PRIVATE EVENTS ★ WINERY**  
**PLEASE CONSIDER A DONATION TO HUDSON RIVER PARK.**



# WINES ON TAP

## FLIGHTS

4 2oz glasses

**Classic Flight** ..... 20  
Riesling, Rosé of Pinot Noir,  
Pinot Noir, Cabernet Sauvignon

**Wondrous Whites** ..... 20  
Sweet Bubbles Cava, Riesling,  
Roussanne, Chardonnay

**Unique Reds** ..... 20  
Grenache, Zinfandel,  
Syrah, Petite Sirah

### WHITE

**Riesling** ..... 13 52  
Finger Lakes, NY '20

**Sauvignon Blanc** ..... 13 52  
Lake County, CA '20

**Chardonnay** ..... 14 56  
North Coast, CA '21

### NATURAL

**Roussanne** ..... 14 56  
Lodi, CA '22

### ROSÉ

**Rosé of Pinot Noir** ..... 13 52  
CA '21

### RED

**Pinot Noir** ..... 15 60  
North Coast, CA '22

**Malbec** ..... 14 56  
Lujan de Cuyo, Argentina '21

**Cabernet Sauvignon** ..... 14 56  
American Red '21

### RED (cont'd)

**Grenache** ..... 13 52  
Alder Springs, CA '21

**Red Blend** ..... 15 60  
American Red Wine '19

**Petite Sirah** ..... 13 52  
Alexander Valley, CA '20

**Syrah** ..... 13 52  
Lake County, CA '20

**Zinfandel** ..... 14 56  
Rockpile Vineyard, Mendocino, CA '19

## BOTTLES

### SPARKLING

**City Bubbles Cava** ..... 14 56  
Penedés, Spain NV

**Sweet Bubbles Cava** ..... 14 56  
Penedés, Spain NV

**Pink Bubbles Rosé Cava** ..... 15 60  
Penedés, Spain NV

### WHITE

**Chardonnay Reserve** ..... 58  
Scopus Vineyard, Sonoma Mountain, CA '20

**Roussanne Reserve** ..... 60  
Alder Springs Vineyard, Mendocino County, CA '21

### RED

**Pinot Noir Reserve** ..... 75  
Bacigalupi Vineyard,  
Russian River Valley, CA '19

**Syrah** ..... 58  
Lake County, CA '21

**Cabernet Sauvignon Reserve** ..... 95  
Yountville, Napa Valley, CA '19

**Cabernet Sauvignon Reserve** .... 105  
"Signature Series"  
Bettinelli Vineyard, Napa Valley, CA '17

### SWEET

**Riesling Ice Wine** ..... 53  
Uva Blanca Vineyard, Finger Lakes, NY '20

**Port-Style Fortified Wine** ..... 40  
Alder Springs Vineyard,  
Mendocino County, CA '17

## COCKTAILS

**Post Harvest Buck** ..... 15  
-CREATED BY KENNY AND AINE AT CITY WINERY HUDSON VALLEY  
Old Overholt rye, fresh lime juice,  
Angostura bitters, ginger beer

**Pineapple Mint Margarita** ..... 15  
-CREATED BY DREI WILSON AT CITY WINERY NYC  
Milagro Blanco tequila, triple sec, fresh lime juice,  
pineapple juice, fresh mint

**Alexander's Paper Plane** ..... 16  
-CREATED BY ALEXANDER D'ARINO AT CITY WINERY PHILADELPHIA  
Redemption bourbon, Fernet Branca, Aperol,  
fresh lemon juice

**A Sunny Day in Paris** ..... 15  
-BY NISSA ANDERSON AT CITY WINERY GRAND CENTRAL  
Captain Morgan rum, fresh lemon juice,  
St-Germain elderflower liqueur, peach nectar

**The Impressionist** ..... 16  
-BY AMIRALI HAJI TEHRANCI AT CITY WINERY GRAND CENTRAL  
Sipsmith London Dry Gin, Lillet Blanc,  
St-Germain elderflower liqueur

**Specialty Cocktail** ..... 16  
-PLEASE ASK YOUR SERVER ABOUT OUR LATEST COCKTAIL CREATION

### RASÀSVÀDA ZERO-PROOF COCKTAILS

-CREATED BY GILBERT ROBINSON AT CITY WINERY NYC  
Invigorating 100% whole-plant decoctions uniquely  
crafted using unhurried techniques from herbalism,  
tea traditions, and Eastern medicine  
Try it with soda, tonic, or on the rocks to enjoy the  
complex and bitter flavors

**Rose Bergamot** ..... 11  
Rose Bergamot, fresh lemon juice, simple syrup, Lyre's  
Italian Orange

**Ruby Artemisa** ..... 11  
Ruby Artemisia, grapefruit juice, cit-  
rus sour mix, club soda

**Black Ginger** ..... 11  
Black Ginger, simple syrup, ginger beer, fresh lime juice

## BEER & CIDER

### DRAFT

**Five Boroughs** ..... 12  
Pilsner, Brooklyn, NY - 16oz

**Montauk** ..... 12  
Juicy IPA, Montauk, NY - 16oz

### BOTTLES & CANS

**Five Boroughs** ..... 10  
City Lights, Brooklyn, NY - 12oz

**Troegs Brewery** ..... 11  
Dreamweaver Wheat, Hershey, PA - 12oz

**Ommegang** ..... 12  
Rare Vos Amber Ale, Cooperstown, NY - 12oz

**Allagash** ..... 11  
North Sky Stout, Portland, ME - 16oz

**Specialty Craft Beer** ..... 14  
See server for details

**Athletic Beer Company** ..... 8  
Non-Alcoholic Upside Dawn Golden Ale,  
Stratford, CT - 12oz

### CIDER

**Wölffer Estate** ..... 11  
No. 139 Dry Rosé Cider, Sagaponack, NY - 12oz

**Merchant's Daughter** ..... 11  
Premium Dry Cider, Purdy, NY - 12oz

## BEVERAGES

**Mountain Valley Sparkling** ..... 7  
sparkling natural mineral water - 1L

**Mountain Valley Spring** ..... 7  
natural mineral water - 1L

**Soda** ..... 3  
Coca-Cola products

**Twinnings Tea** ..... 5  
black / green / herbal

**Coffee** ..... 5  
full coffee menu available upon request



Our wines are produced locally with  
impeccably-sourced grapes  
from world-class vineyards in  
California, Oregon, and New York.

Love our Wine? Join the Club!

### VINOFILE PLUS \$30 MONTHLY

6 MONTH MINIMUM

monthly bottle of wine / complimentary wine flights  
tasting parties for you and a guest / private winery tour  
advance ticket access / waived ticketing fees & more



SCAN TO LEARN MORE

WE HAVE A LARGE SELECTION  
OF OLD WORLD CLASSIC  
BOTTLES ON OUR WINE LIST  
— JUST ASK!























1751 OF NEW YORK  
 MUNICIPALITY COMMUNITY BOARD No. 4  
 125 W 37<sup>th</sup> Street, Room 402 New York, NY 10018  
 Tel: 212 312 2000  
 Fax: 212 312 2000

COMMUNITY PARTICIPATION  
 BOARD

**PUBLIC NOTICE**

Business Licenses and Permits Committee  
 will discuss an application submitted by

**City Winery NY Pier 57  
 LLC**

25 11<sup>th</sup> Avenue, 5<sup>th</sup> Floor  
 A New Liquor, Wine, Beer & Cider for a Restaurant  
 Establishment with Recorded Music

**DATE:** Tuesday, November 14, 2021  
**TIME:** 6:30 PM  
**PLACE:** Hybrid Meeting

Video/Phone Conference Registration:  
<https://tinyurl.com/msh4-3hp-committee>  
 In-Person:  
 MTA Office  
 404 W. 11<sup>th</sup> Street, Suite 207



Due to limited space and to follow health  
 and safety precautions, we encourage you  
 to participate remotely via Zoom. If you  
 would like to attend in person, please  
 email Assistant District Manager Deby  
 Gonzalez at [dcgonzalez@nyc.gov](mailto:dcgonzalez@nyc.gov) or by  
 phone, Monday, November 15th.

This notice will be placed in a publicly accessible area upon the application.  
 Additionally, when filing your application, you will be notified by email and by phone.  
 2021-11-14 10:00 AM  
 2021-11-14 10:00 AM  
 2021-11-14 10:00 AM

Please Recycle in the Administration Group of the City of New York within 14  
 1-8 Please do not remove this notice from the public meeting site



JEFFREY LEFRANCOS  
Chair  
JESSE ROONEY  
District Manager

CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD No. 4  
424 W 33rd Street, Suite 580 New York, NY 10001  
tel 212-736-4536  
<http://cb4.nyc.gov>

**PUBLIC NOTICE**  
Business Licenses and Permits Committee  
will discuss an application submitted by  
**City Winery NY Pier 57  
LLC**  
**25 11th Avenue, 5th Floor**  
A New Liquor, Wine, Beer & Cider for a Restaurant  
Establishment with Recorded Music

**DATE:** Tuesday, November 14, 2023  
**TIME:** 6:30 PM  
**PLACE:** **Hybrid Meeting:**  
**Video/Phone Conference Registration:**  
<https://tinyurl.com/mcb4-blp-committee>  
**In-Person:**  
**MCB4 Office**  
**424 W 33rd Street, Suite 580**  
**Due to limited space and to follow health and safety precautions, we encourage you to participate remotely via Zoom. If you would like to attend in person, please email Assistant District Manager Nelly Gonzalez at [negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov) by 10am, Monday November 13th.**



We invite you to attend this meeting and learn more about this application. Alternatively, you should email your comments by 12:00 pm Monday, November 13, 2023 or for more information, to Assistant District Manager Nelly Gonzalez: [negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov)

Posted according to the Administrative Code of the City of New York section 10-119. Please do not remove until after the above meeting date.



CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD No. 4  
 420 W 37 Street, Suite 102, New York, NY 10018  
 Tel: 212-242-6100  
[www.manhattan.cib.uscc.nyc.gov](http://www.manhattan.cib.uscc.nyc.gov)

JEFFREY LIPKOWICZ  
 Chair

JOHN BOON  
 Vice-Chair

**PUBLIC NOTICE**  
 Business Licenses and Permits Committee  
 will discuss an application submitted by  
**City Winery NY Pier 57  
 LLC**  
**25 11th Avenue, 5th Floor**

A New Liquor, Wine, Beer & Cider for a Restaurant  
 Establishment with Recycled Music

**DATE:** Tuesday, November 14, 2023  
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**PLACE:** **Hybrid Meeting:**



Video/Phone Conference Registration:  
<https://tinyurl.com/mcb4-blp-committee>


**In-Person:**  
 MCHA Office  
 424 W 33rd Street, Suite 580

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 email Assistant District Manager Nelly  
 Gonzalez at [negonzalez@city.nyc.gov](mailto:negonzalez@city.nyc.gov) by  
 10am, Monday, November 13th.

We invite you to attend the meeting if you have more about the application.  
 Availability of the meeting and your comments by 12:00 PM, Monday, November 13,  
 2023 or for more information, to Assistant District Manager Nelly Gonzalez  
[negonzalez@city.nyc.gov](mailto:negonzalez@city.nyc.gov)

Printed according to the Administrative Code of the City of New York section 10-  
 119. Please do not remove or alter any of these markings.



  
DEPARTMENT OF ECONOMIC DEVELOPMENT AND COMMERCE  
OFFICE OF THE SECRETARY  
1000 BROADWAY, SUITE 1200  
NEW YORK, NY 10018  
TEL: (212) 312-2000  
WWW.DEC.ny.gov

**PUBLIC NOTICE**  
NOTICE TO THE PUBLIC  
AND ALL INTERESTED PARTIES  
**CIQ Avenida 20, Puro 27  
LLC**  
**IS UP FOR BIDDING**  
1000 BROADWAY, SUITE 1200  
NEW YORK, NY 10018  
TEL: (212) 312-2000

**TO:** ALL  
**FROM:** JAMES B. BROWN  
1000 BROADWAY, SUITE 1200  
NEW YORK, NY 10018  
TEL: (212) 312-2000

**FOR:** 1000 BROADWAY, SUITE 1200  
NEW YORK, NY 10018  
TEL: (212) 312-2000

This is a public notice to advise that the project described above is being offered for bid. The project is being offered for bid by the City of New York. The project is being offered for bid by the City of New York. The project is being offered for bid by the City of New York.

For more information, please contact the City of New York, Department of Economic Development and Commerce, Office of the Secretary, 1000 Broadway, Suite 1200, New York, NY 10018, Tel: (212) 312-2000.



JEFFREY LEPICANO  
Chair  
JAMES BROWN  
District Manager

CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD No. 4  
424 W 23<sup>rd</sup> Street, 2nd-3rd Fls., New York, NY 10011  
Tel: 212-738-4138  
CITYCLERK@NYPERS.GOV

**PUBLIC NOTICE**

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will discuss an application submitted by

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LLC**

**25 11<sup>th</sup> Avenue, 5<sup>th</sup> Floor**

A New Liquor, Wine, Beer & Cider for a Restaurant  
Establishment with Recorded Music

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**TIME:** 6:30 PM

**PLACE:** **Hybrid Meeting:**



**Video/Phone Conference Registration:**  
<https://tinyurl.com/mcbs4-3lp-committee>

**In-Person:**  
**MCBA Office**  
424 W 33<sup>rd</sup> Street, Suite 280

**Due to limited space and to follow health and safety precautions, we encourage you to participate remotely via Zoom. If you would like to attend in person, please email Assistant District Manager Nelly Gonzalez at [nelg@nyc.gov](mailto:nelg@nyc.gov) by 12PM, Monday November 13th.**

We invite you to attend this meeting and learn more about this application. Alternatively, you should email your comments by 12:00 on Monday, November 13, 2023 or for more information, to Assistant District Manager Nelly Gonzalez at [nelg@nyc.gov](mailto:nelg@nyc.gov).

Posted according to the Administrative Code of the City of New York section 24-119. Please do not remove until after the public meeting date.



JEFFREY LIBRANCIO  
 Chair  
 JESSE BOGNE  
 District Manager

CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD No. 4  
 424 W 33<sup>rd</sup> Street, Suite 580 New York, NY 10001  
 tel: 212-736-4536  
<https://cb4manhattan.cityofnewyork.us/cb4/>

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Tuesday, November 14, 2023

**DATE:**

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<https://tinyurl.com/mcb4-blp-committee>



**In-Person:**  
 MCB4 Office  
 424 W 33<sup>rd</sup> Street, Suite 580

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[negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov).

Posted according to the Administrative Code of the City of New York section 16-  
 119. Please do not remove until after the above meeting date.